
Hektar REIT on Track to Outperform 2007 Forecast

Earnings look set to exceed Dividend Forecast for 2007
Continued Operational Outperformance of Malls in Q3 '07

Kuala Lumpur, November 7, 2007 – Hektar Real Estate Investment Trust (Hektar REIT), today posted another strong performance for the third quarter ended September 30, with gross revenues of RM18,331,887 and net property income of RM11,743,221.

Hektar REIT, managed by Hektar Asset Management Sdn Bhd, reported Earnings per Unit of 2.78 sen, 25.3% higher than the earnings forecast when the REIT was launched in December last year.

Year-to-date performance for Hektar REIT for the 10-month period showed earnings reaching 8.95 sen per unit, up 20.8% over prospectus budget.

A Third Quarter Distribution Per Unit (DPU) of 2.4 sen, in line with Hektar REIT's quarterly dividend policy, is on target to achieve the annual forecast of 9.6 sen, following first and second quarter DPUs, distributed at 2.4 sen each quarter.

Based on the closing price of RM1.45 on September 28, 2007, the annualised distribution yield will be pegged at 6.1 %. The Book Closing Date is November 23 and the payment of the third quarter dividend of 2.4 sen will be made on November 30.

As of 30 September 2007, the Net Asset Value per Unit was RM1.04, net of the provision of RM7,680,024 for the Third Quarter dividend distribution.

Hektar REIT's shopping mall portfolio continues to perform with near-full term occupancy of 96.5%, of which Subang Parade is 99.1% occupied and Mahkota Parade is 93.9% occupied.

Portfolio rental reversions continue a positive trend with the third quarter reporting 21 new or renewed tenancies with an average rental increase of 10%.

Hektar Asset Management Chief Executive Officer, Dato' Jaafar Abdul Hamid said Hektar REIT's prospects remain bright.

Jaafar reiterated Hektar REIT's policy that, in the absence of unforeseen circumstances, it will distribute to unitholders, 9.6 sen for the thirteen (13) month period ending 2007 or 90% of actual earnings, whichever is higher.

On the intermediate outlook, Jaafar said: "we continue to make progress on our growth strategy in terms of organic growth within our portfolio, third-party acquisitions and Hektar Group's greenfield and redevelopment projects. We are approaching our first anniversary managing a listed trust and we continue to be excited about our Group's initiatives in the near future".

Overview of Hektar REIT 3Q Results	Actual (RM)	Budget (RM)	Variance (%)
Gross Revenue	18,331,887	17,210,769	+ 6.5%
Direct Cost & Property Expenses	(6,588,666)	(6,631,846)	- 0.7%
Net Property Income (NPI)	11,743,221	10,578,923	+ 11.0%
Net Income Per Unit (sen)	2.78	2.22	+ 25.3%
Distribution Per Unit (sen)	2.40	2.40	-

For further information, please log on to www.bursamalaysia.com

ABOUT HEKTAR REIT

Hektar Real Estate Investment Trust (“Hektar REIT”) is the first retail-focused REIT in Malaysia, investing and operating commercial retail properties. Hektar REIT was listed on the Main Board of Bursa Malaysia Securities Berhad in December 2006 and Hektar REIT currently owns under 1 million square feet of retail space in Subang Parade, Selangor and Mahkota Parade, Melaka, valued in excess of RM500 million. The primary objectives of Hektar REIT are to provide Unitholders with sustainable dividend income and to achieve long-term capital appreciation of the Fund.

Hektar REIT is managed by Hektar Asset Management Sdn Bhd (“The Manager”), a wholly-owned subsidiary of the Hektar Group, which is focused on the development and management of retail shopping centres. The Hektar Group was formed in 2002 with the vision of creating world-class retail environments through the adoption and implementation of international best practices.

For more information, please log on to our website at www.hektargroup.com

IMPORTANT NOTICE

The past performance of Hektar REIT is not indicative of the future performance of Hektar REIT. This document may contain forward-looking statements that involve risk and uncertainties. Actual future results may vary materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

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